

Transfer of Deeds

1. Title number CL289541 and CL288982 (both described on title as land on the North-East Side of Vell Lane, Delabole (PL33 9DR) Cemetery (also adjoining land of the original cemetery which I do not have a title number for)
2. Title number CL301849 Playing Field (Described on title as Land on the East Side of High Street, Delabole)
3. Title number CL60527 The Sidings (described on title as Land at The Sidings, Pengelly, Delabole)
4. In 1984 2 parcels of land at Delabole - No title number from Delabole Slate Limited to St Teath parish Council and situated at Pengelly Delabole, 0.23 acres and a parcel of land at Medrose 0.25 acres (I have a copy of the original deed- potentially could have been sold and transferred since then)
5. War memorial gardens situated high street, Delabole – no record of ownership Pengelly memorial garden, Situated Pengelly, Delabole - no record of ownership
6. 2 Parcels of land, one outside 'Deandea', (on the corner of Treligga Downs Road and Belmont Close) one outside 'Copplestones'. Treligga Downs Road. - no record of ownership

Quote A	Our estimate for the transaction based on two separate transfers, one relating to the registered titles and one relating to the unregistered land, would be £750.00 plus VAT for each transfer giving a total of £1,500 plus VAT. This does not include the Land Registry fee which will be calculated on the market value of the pieces of land.
Quote B	<p>Charges / Expenses VAT</p> <p>LLP estimated fixed fee charges for the transfer of the registered titles (1 -3 above)</p> <p style="text-align: right;">850.00 VAT 170.00</p> <p>LLP estimated hourly rate charges for the transfer of the unregistered titles (4 -6 above)*</p> <p style="text-align: right;">850.00 VAT 170.00</p> <p>Expenses likely to be incurred</p> <p style="text-align: right;">24.00 VAT 4.80</p> <p>HM Land Registry Office Copy fee (£3 + VAT per copy)</p> <p style="text-align: right;">24.00 VAT 4.80</p> <p>HM Land Registry Official Search (£3 + VAT per search)</p> <p style="text-align: right;">12.00 VAT 2.40</p> <p>HM Land Registry Search of the Index Map (£4 + VAT per search; approx.)</p> <p style="text-align: right;">20.00 VAT 4.00</p> <p>HM Land Registry Land Charges Searches (£2 + VAT per search;</p>

	<p>approx.)</p> <p style="text-align: right;">16.00 VAT 3.20</p> <p>HM Land Registry registration fees**</p> <p style="text-align: right;">TBC</p> <p>Compliance fee (Thirdfort; £25 + VAT per client)</p> <p style="text-align: right;">50.00 VAT 10.00</p> <p>Total</p> <p style="text-align: right;">1,846.00 VAT 369.20</p> <p>VAT</p> <p style="text-align: right;">366.80</p> <p>Total Charges Estimate</p> <p style="text-align: right;">£2,215.20</p> <p>(excl. HMLR reg fees)</p> <p>*The above estimate is on the basis the deeds to the unregistered titles are found, otherwise a revised estimate will be provided if the deeds are lost and an adverse possession application is needed. Please see further explanation below.</p> <p>**Please note the Land Registry registration fees are based upon the value of the land if there is no consideration i.e. a transfer rather than a sale. We will therefore require valuations for each parcel of land in order to complete the applications for registration in each case.</p>
Quote C	<p>Thank you for your enquiry relating to the transfer of ownership of land due to a separation of parishes. Apologies it has taken me a while to get back to you, all conveyancers are extremely busy at the current time, ourselves included. Unfortunately, I do not have any capacity to take on a new matter such as this at the present time.</p>